

**2/31 Beachfront Parade, East Ballina, NSW 2478**



**Sold Townhouse**

Thursday, 12 October 2023

2/31 Beachfront Parade, East Ballina, NSW 2478

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$1,325,000**

Coastal living at its finest, located in this prized position of East Ballina sits this beautifully presented large three-bedroom entertainer. Adjacent to the pristine Angels Beach, the property offers great connectivity to the beaches, shops, and cafes of East Ballina and the close by Lennox Head. As you enter the home you are met with lush lawns, and a covered entertaining space. Two large bedrooms with built-in wardrobes, a well-appointed main bathroom and internal laundry, with outdoor access, adding a practical touch to daily living. Once Upstairs you will find a spacious open-plan living and dining area that flows out to the generous balcony equipped with an automatic rain sensor cover, providing the ideal spot to enjoy sea breezes year-round. The entertainer's kitchen features quality appliances and ample bench space. The master suite completes the space with a walk-in wardrobe and a well-appointed bathroom. Additionally, the oversized double lock-up garage is equipped with ample storage. The property also offers ducted reverse cycle air conditioning upstairs ensuring year-round comfort. Located minutes to Ballina's town centre, CBD, and Shopping centres, and a short drive to the Ballina Byron Gateway Airport, making commuting and errands a breeze. This property is part of just two residences and offers the unique benefit of no strata fees, only shared insurance costs. - Commanding position adjacent to the pristine sands of the popular Angels Beach- Large open-plan living and dining areas flow out to an automatic rain sensor-covered balcony- Entertainer's kitchen with quality appliances and ample bench space- Downstairs flows out to level lawns and covered entertaining space- Three large bedrooms in total, the master suite with walk-in wardrobe and two-way bathroom- Two well-appointed bathrooms, one on each floor / internal laundry with outdoor access- Oversized double lock-up garage / ample storage / upstairs ducted reverse cycle air conditioning - Within easy access to Ballina's CBD, shopping centres and Ballina Byron Gateway Airport- A complex of two with no strata fees, only shared insurance costs